

ACTIONS OF THE LAND USE AUTHORITY STAFF MEETING

April 7, 2009

The staff meeting convened at 9:00 a.m. Staff Members Present: Deon Goheen, Planner; Kurt Gardner, Building Official; Todd Edwards, County Engineer; Tina Esplin, Washington County Water Conservancy District; Darwin Hall, Ash Creek Special Service District Manager; Laurence Parker and Robert Beers, Southwest Utah Public Health Department; Rachelle Ehlert, Deputy Civil Attorney; and Randy Taylor, Department of Environmental Quality.

Excused: Ron Whitehead, Public Works Director.

CONDITIONAL USE PERMIT EXTENSIONS:

A. Review extension on a single family dwelling within the A-20 zone, located on a lot within the North Canyon Lot Split, which is north of New Harmony. Hal Torgerson, applicant.

This would have been the 4th extension and single family dwellings are approved conditionally within the A-20 zone. Previous review showed that the applicant had obtained a septic permit from the Southwest Utah Public Health Department and submitted documentation showing quantity and quality on the North Canyon well, meeting all requirements. The site plan appears to meet setback requirements, with the septic system being approximately one hundred (100) feet from the south property line. Building Inspector Henry Brannon granted final occupancy on March 2, 2009, with construction meeting the requirements of the International Building Code. **The staff approved the Conditional Use Permit on a permanent basis.**

B. Review extension on a single family dwelling within the OST_20 zone, Section 1, T39S, R11W, SLB&M, generally located south of the Kolob Reservoir on Kolob Mountain. Stan Blake, applicant.

This is the 2nd extension and the applicant had previously met the requirements for the Conditional Use Permit by submitting a site plan, septic permit and letters from the Washington County Water Conservancy District stating they will serve culinary water to the property. The property is accessed from Kolob Mountain Rd., then entering the 500 plus acres owed by the Blakes. The site plan meets all setback requirements. Building Inspector Henry Brannon has completed inspections and granted temporary occupancy on August 22, 2008, until handrails have been installed. This part of construction will not be started on until the snow melts. **The staff granted an extension of the Conditional Use Permit for six (6) months.**

C. Request extension on a single family dwelling within the A-20 zone on Smith's Mesa, with the total acreage being 150 acres. Rick Eddy/Zion Cliff Dwellers,LLC., applicant.

This is an automatic annual review and applicant previously met the requirements for the Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the

Southwest Utah Public Health Department (SUPHD), and quantity and quality on a private well. Single family dwellings are conditionally approved within the A-20 zone, with this property containing a total of 150 acres. The property is accessed from the Smith's Mesa Rd. through Virgin, Utah, then onto a County prescriptive use road, generally located on the upper Smith's Mesa. The site plan meets all setback requirements of 25' on all sides, rear and front. The building Official stated there would need to be further engineering on the structure to meet snow load/live load and the Wildland Urban Interface for fire protection would need to be addressed during the permitting process at the staff level. Robert Beers, SUPHD representative, stated that the septic permit becomes void after one year and the Director of the Ash Creek Special Service District (ACSSD) indicated that the applicant would need to meet with their board for approval.

No permit has been issued as yet, so the staff granted an extension of the Conditional Use for another year, whereas, the initial work that went into applying for the conditional use should be enough to keep the permit active, and with the stipulation that the septic is reviewed by the ACSSD and renewed by SUPHD.

D. Request extension on a single family dwelling within the A-20 zone, located in the Prince Lot Split, which is north of the North Valley Ranches Subdivision. Tim & Kristy Northon, applicant.

This is an automatic annual review and the applicant previously met the requirements for a Conditional Use Permit by submitting a site plan, deeds of ownership, septic permit from the Southwest Utah Public Health Department, and a letter from the North Valley Ranch Water Company stating they will serve water. Single family dwellings are conditionally approved within the A-20 zone, with the property containing 20 acres, Prince Lot Split (1 of 8 lots approved). Final occupancy was granted on March 2, 1009 by Building Inspector Henry Brannon and the home meets the requirements of the International Building Code. The property is accessed from Hwy 144, at 1451 E. 2000 North, generally located northeast of New Harmony. The site plan meets all setback requirements for 25' on the sides, rear and frontage. **The staff felt there would be no problem in approving this Conditional Use Permit granting permanent status.**

LOT LINE ADJUSTMENT:

A. Consider a lot line adjustment in Pine Valley Ranchos Subdivision - Unit A- Block G, Lot 19 & 23, to resolve the issue of an encroaching home located on Lot 19. Kelly Larson, applicant.

The applicant submitted an amended plat of the Pine Valley Ranchos Subdivision to resolve the issue of an encroaching home located on Lot 19. that there could be two flag lots within a subdivision off any one staff road. Both lots 19 and 23 should qualify as they will meet the requirement of the State Code and the Zoning Ordinance, containing more than 13,500 square feet. The County Engineer, Todd Edwards suggested that he review the legal description and the recorded deeds should reflect the description of the change 7.5' utility easement and lot line. **Staff felt there should be no problem in granting the Lot Line Adjustment, subject to the items requested by staff and filing a survey plat within the required 90 days of survey.**

Deon Goheen, Planner _____